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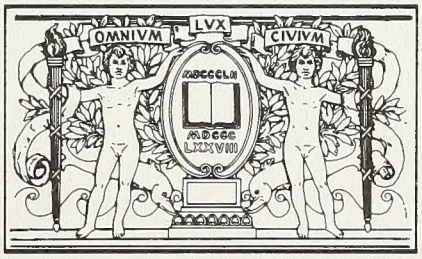

BOSTON
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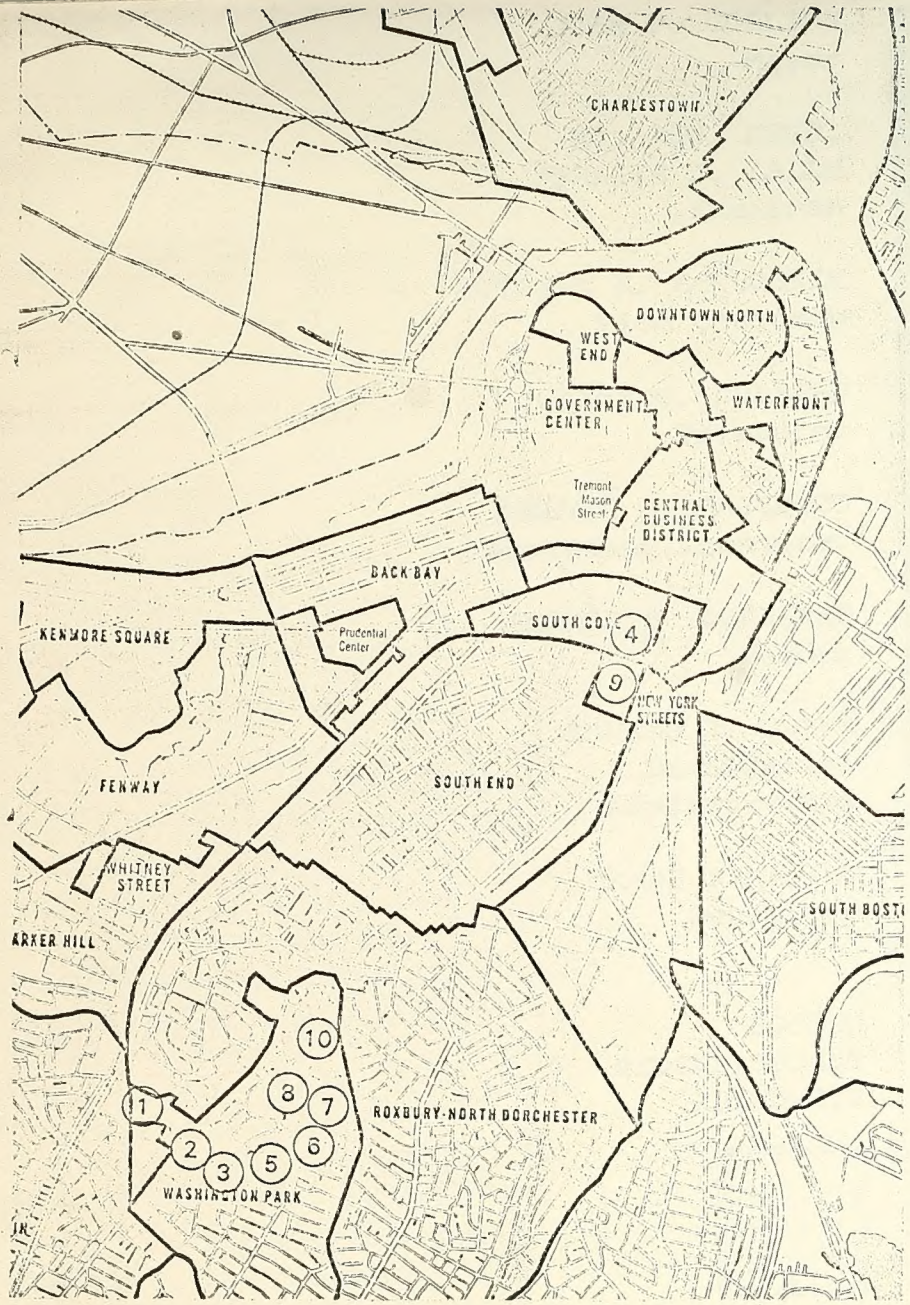
gn 65-70

URBAN RENEWAL HOUSING

(Circa 1970)

BOSTON
PUBLIC
LIBRARY

Gift of
Stephen Diamond
Feb. 2005



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5. MARKSDALE GARDENS I
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7. CHARLAME PARK I
8. CHARLAME PARK II
9. CASTLE SQUARE

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BOSTON
REDEVELOPMENT
AUTHORITY

INTRODUCTION

The 1960 1975 Boston General Plan outlined the scope of the housing problems in the city and set forth, in a fifteen-year plan, solutions to these problems. The plan proposes that 37,000 new housing units be constructed during this development period. This includes 5,000 low-income public housing units, 16,000 moderate-income housing units, and 16,000 upper income housing units. For the moderate income market, the single most effective construction program has been the Section 221(d)(3) of the National Housing Act. Over 7500 of the new units already produced or in planning are a result of this program and many more are anticipated. This construction has provided new homes at moderate rentals for middle-income families and for families relocated through urban redevelopment action. Cooperative sponsorship can result in home ownership in urban areas for many moderate income families. In conjunction with the rent supplement program, 221(d)(3) can be an important source of housing for low income families. That this new housing has fulfilled an important need has been well documented. This publication illustrates with site picutres and identical scale floor plans of typical units (1"=20'), the variety of architectural solutions possible within the cost and design limitations of the program. Comparative data on each development are also included.

221 (d) (3)

Private housing developments constructed under the Section 221(d)(3) Housing Program may be sponsored in three different ways; by a non-profit organization, by a limited dividend corporation, or by non-profit cooperative ownership. The majority of this housing built in Boston has been by non-profit sponsors, although the city is encouraging cooperative participation in order to further urban home ownership.

It is possible for non-profit sponsors to obtain mortgage financing equal to 100 percent of the development cost; for limited dividend corporations this figure is 90 percent. The mortgage period available under this program is 40 years and the interest rate may be three percent. In Boston maximum use has been made of this below market interest rate provision. In addition, non-profit sponsors are free from financial liability in the event of any default affecting the development. The sponsor's role is intended to further social involvement and responsibility in the continuing progress of the community.

FHA has set maximum amounts of the mortgages for these developments which currently range from $8700 for an efficiency apartment to $18650 for three or more bedrooms, although the average cost of a unit in each development is limited to about $17,500 by the Federal National Mortgage Association (FNMA). These limits are approximately 40 percent higher for high-rise elevator apartments. The residents of these units are subject to FHA maximum income limitations, which are periodically adjusted to the cost of living, currently between $5750 a year for a single person to $10650 for a family of seven or more.

To begin a 221(d)(3) development, a prospective sponsor initially contacts FHA with a general proposal. After FHA has approved the sponsorship and certified the proposal the sponsor receives a market interest rate construction loan from an FHA-approved private lending institution. This loan is secured by a 40 year mortgage on the development and the mortgage is, in turn, insured by FHA. When construction has been completed and the final certification by FHA is given, the interest rate on the mortgage is lowered to three percent. The lending institution then sells the mortgage to FNMA, a federal mortgage holding corporation administered by FHA.

Due to the below-market interest rate and the long life of the mortgage, the income necessary to redeem the mortgage is reduced. This, coupled with the limited or non-profit policy, allows for lower rents to the occupants. Developments built under this program have resulted in approximately a 30 percent savings in rents to the residents compared to conventionally financed housing.

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LOCATION.....WASHINGTON PARK

OCCUPIED.....MAY, 1965

TOTAL NUMBER OF UNITS.....202

DISTRIBUTION OF UNITS.....

Efficiency Units	-	@$ /Month
22 One Bedroom Units	-	@$75/Month
38 Two Bedroom Units	-	@$90/Month
84 Three Bedroom Units	-	@$105/Month
41 Four Bedroom Units	-	@$120/Month
16 Five Bedroom Units	-	@$147/Month

TOTAL DEVELOPMENT COST.....$3,158,300

AVERAGE UNIT MORTGAGE.....$14,850

TOTAL CONSTRUCTION COST.....$2,821,208

TOTAL BUILDING AREA.....220,876 Sq. Ft.

AVERAGE AREA COST.....$12.75/Sq. Ft.

TOTAL SITE AREA.....325,445 Sq. Ft.

DENSITY UNITS/ACRE.....27.1

FLOOR AREA RATIO.....0.66

1

HOUSING DATA FOR:
ACADEMY I

SPONSOR:
BUILDING SERVICE EMPLOYEE'S UNION, LOCAL 254 AFL-CIO

DEVELOPER:
DEVELOPMENT CORPORATION OF AMERICA

BUILDER:
DEVELOPMENT CORPORATION OF AMERICA

ARCHITECT:
CARL KOCH AND ASSOCIATES

ACADEMY

LOCATION.....WASHINGTON PARK

OCCUPIED.....AUGUST, 1967

TOTAL NUMBER OF UNITS.....316

DISTRIBUTION OF UNITS.....

22 One Bedroom Units	- @$75/Month	- 730	Sq. Ft.
84 Two Bedroom Units	- @$85/Month	- 930	Sq. Ft.
130 Three Bedroom Units	- @$95/Month	- 1005	Sq. Ft.
80 Four Bedroom Units	- @$110/Month	- 1273	Sq. Ft.

TOTAL DEVELOPMENT COST.....$5,600,000

AVERAGE UNIT MORTGAGE.....$13,650

TOTAL CONSTRUCTION COST.....$4,302,253

TOTAL BUILDING AREA.....402,350 Sq. Ft.

AVERAGE AREA COST.....$10.70/Sq. Ft.

TOTAL SITE AREA.....562,734 Sq. Ft.

DENSITY UNITS/ACRE.....25

FLOOR AREA RATIO.....0.72

2

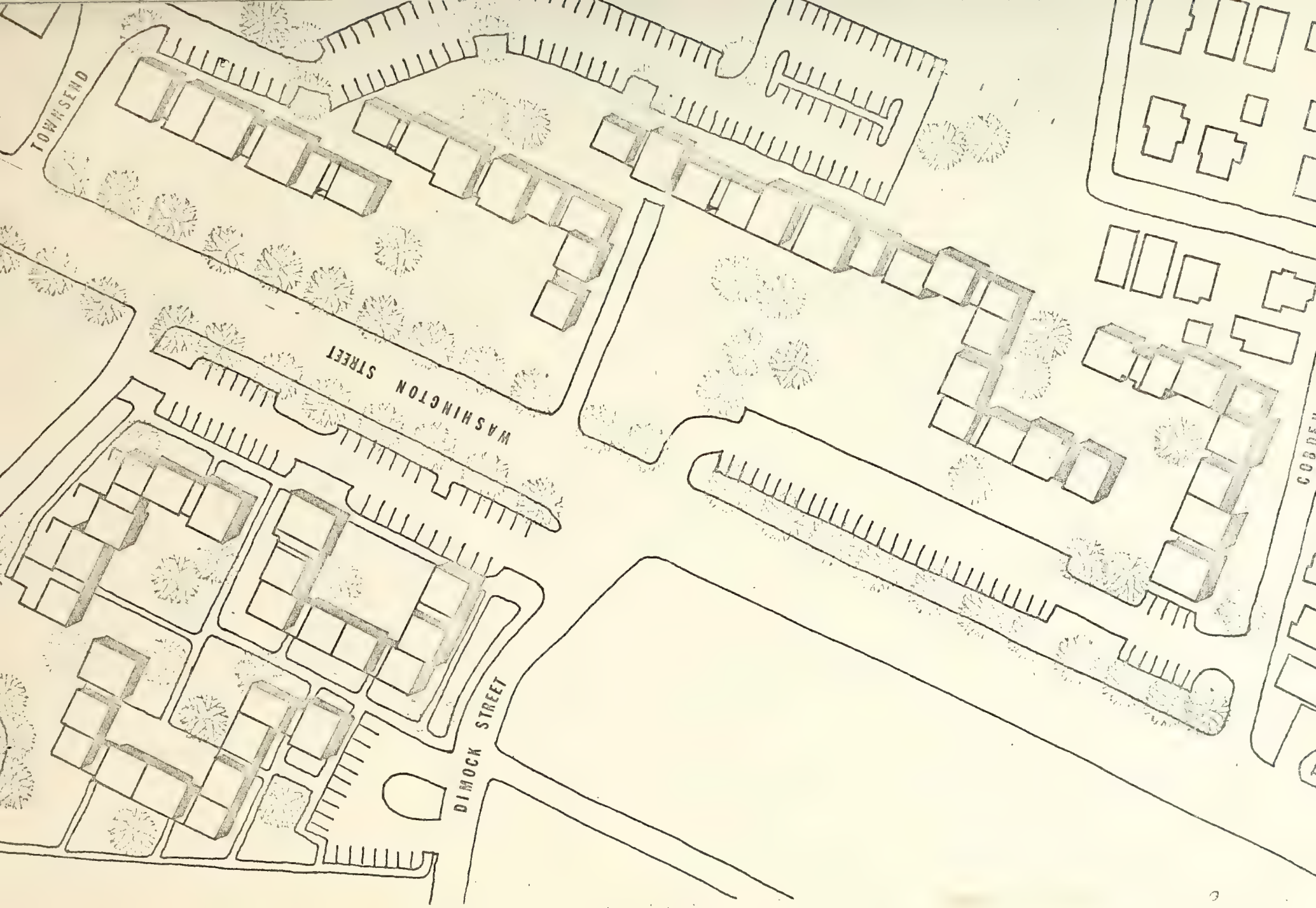
HOUSING DATA FOR:
ACADEMY HOMES II

SPONSOR:
BUILDER SERVICE EMPLOYEES UNION, LOCAL 254 AFL-CIO

DEVELOPER:
DEVELOPMENT CORPORATION OF AMERICA

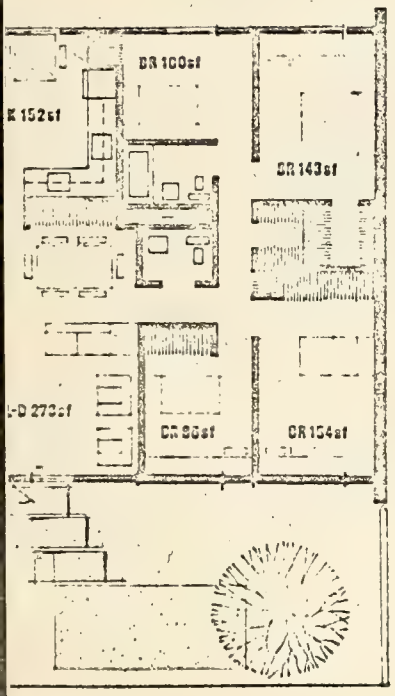
BUILDER:
DEVELOPMENT CORPORATION OF AMERICA

ARCHITECT:
CARL KOCH AND ASSOCIATES

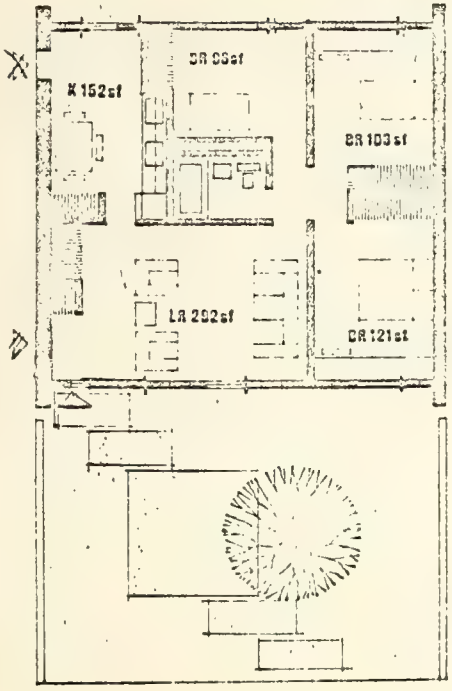

TOWNSEND
WASHINGTON STREET
DIMOCK STREET

4 BEDROOM UNIT

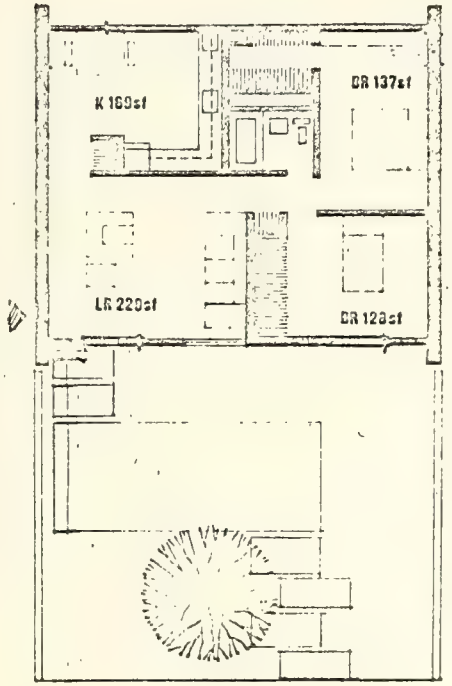
CADEMY II



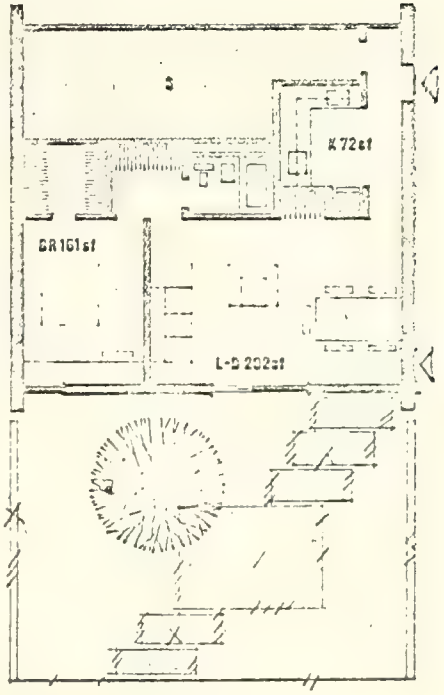
3 BEDROOM UNIT



2 BEDROOM UNIT



1 BEDROOM UNIT



LOCATION.....WASHINGTON PARK

OCCUPIED.....MAY, 1967

TOTAL NUMBER OF UNITS.....70

DISTRIBUTION OF UNITS.....
25 One Bedroom Units - @$95/Month - 590 Sq. Ft.
45 Two Bedroom Units - @$110/Month - 832 Sq. Ft.

TOTAL DEVELOPMENT COST.....$972,539

AVERAGE UNIT MORTGAGE.....$13,900

TOTAL CONSTRUCTION COST.....$824,565

TOTAL BUILDING AREA.....64,591 Sq. Ft.

AVERAGE AREA COST.....$12.70/Sq. Ft.

TOTAL SITE AREA.....113,500 Sq. Ft.

DENSITY UNITS/ACRE.....27

FLOOR AREA RATIO.....0.57

3

HOUSING DATA FOR:
WESTMINSTER COURT

SPONSOR:
ALVIN R. CORKIN

DEVELOPER:
DEVELOPMENT CORPORATION OF AMERICA

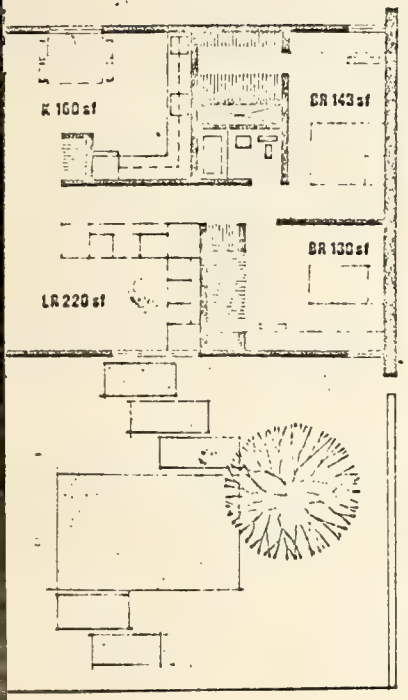
BUILDER:
DEVELOPMENT CORPORATION OF AMERICA

ARCHITECT:
CARL KOCH AND ASSOCIATES

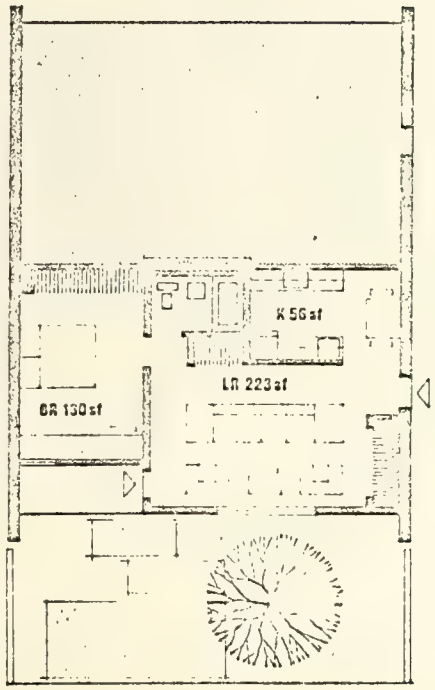
COBDEN STREET
WESTMINSTER AVENUE
WALNUT AVENUE

2 BEDROOM UNIT

WESTMINSTER



1 BEDROOM UNIT



LOCATION.....SOUTH COVE

OCCUPIED.....1969

TOTAL NUMBER OF UNITS.....224

DISTRIBUTION OF UNITS.....

8 Efficiency Units	- @$ /Month -		
72 One Bedroom Units	- @$85/Month -	575	Sq. Ft.
56 Two Bedroom Units	- @$95/Month -	840	Sq. Ft.
69 Three Bedroom Units	- @$115/Month -	1110	Sq. Ft.
19 Four Bedroom Units	- @$125/Month -	1270	Sq. Ft.

TOTAL DEVELOPMENT COST.....$5,500,000 (est.)

AVERAGE UNIT MORTGAGE.....$15,600 (est.)

TOTAL CONSTRUCTION COST..$3,500,000 (res.est.)

TOTAL BUILDING AREA.....280,000 Sq. Ft.

AVERAGE AREA COST.....$12.50/Sq. Ft. (est.)

TOTAL SITE AREA.....108,500 Sq. Ft.

DENSITY UNITS/ACRE.....98

FLOOR AREA RATIO.....2.58

4

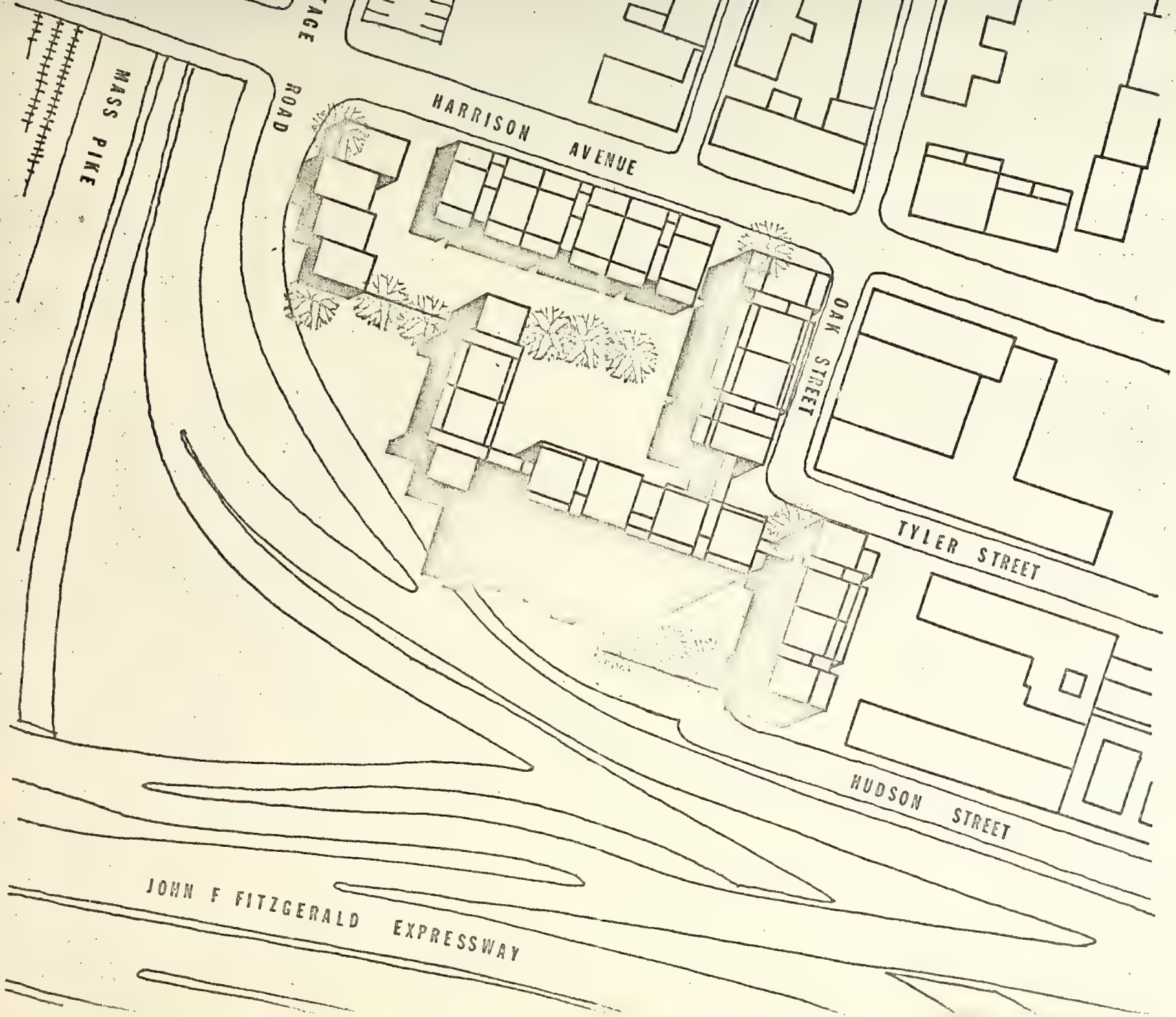
HOUSING DATA FOR:
CHINESE HOUSING

SPONSOR:
CHINESE URBAN RENEWAL COMMITTEE

DEVELOPER:
DEVELOPMENT CORPORATION OF AMERICA

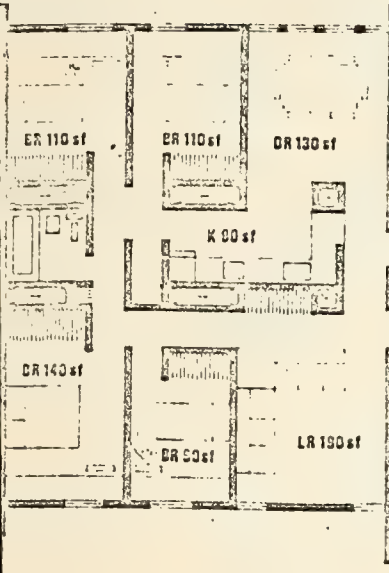
BUILDER:
DEVELOPMENT CORPORATION OF AMERICA

ARCHITECT:
F.A. STAHL

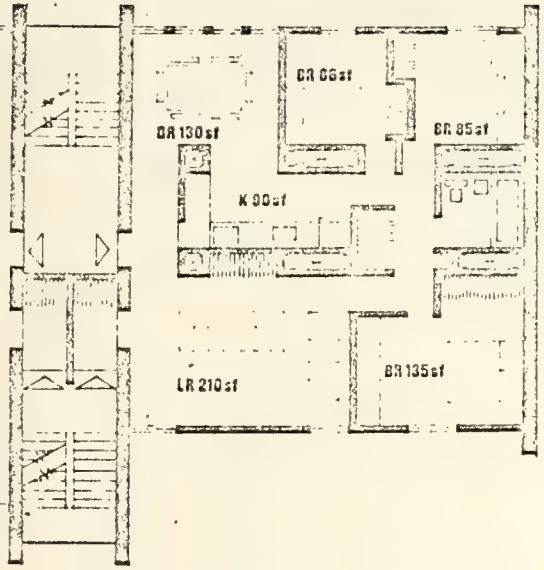

MASS PIKE
ROAD
HARRISON AVENUE
OAK STREET
TYLER STREET
HUDSON STREET
JOHN F FITZGERALD EXPRESSWAY

4 BEDROOM UNIT

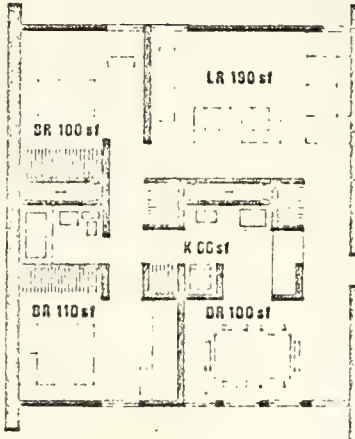
SOUTH COVE



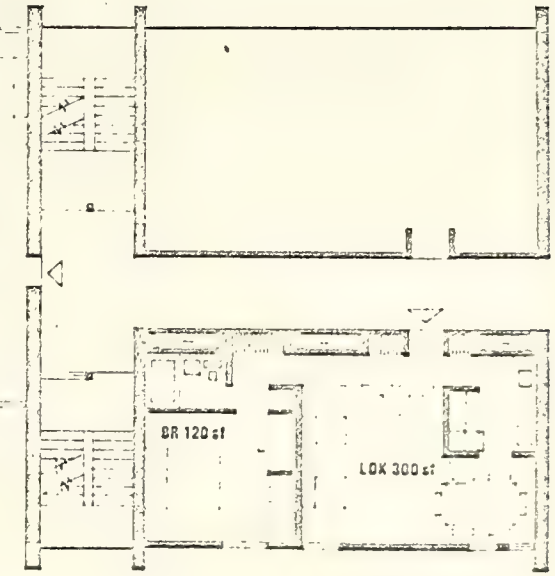
3 BEDROOM UNIT



2 BEDROOM UNIT



1 BEDROOM UNIT



LOCATION.....WASHINGTON PARK

OCCUPIED.....MAY, 1964

TOTAL NUMBER OF UNITS.....82

DISTRIBUTION OF UNITS.....

42 Two Bedroom Units - @$85/Month - 1068 Sq. Ft.
28 Three Bedroom Units - @$95/Month - 1366 Sq. Ft.
12 Four Bedroom Units - @$105/Month - 1580 Sq. Ft.

TOTAL DEVELOPMENT COST.....$1,000,500

AVERAGE UNIT MORTGAGE.....$12,200

TOTAL CONSTRUCTION COST.....$899,165

TOTAL BUILDING AREA.....82,362 Sq. Ft.

AVERAGE AREA COST.....$10.90/Sq. Ft.

TOTAL SITE AREA.....165,225 Sq. Ft.

DENSITY UNITS/ACRE.....22

FLOOR AREA RATIO.....0.50

5

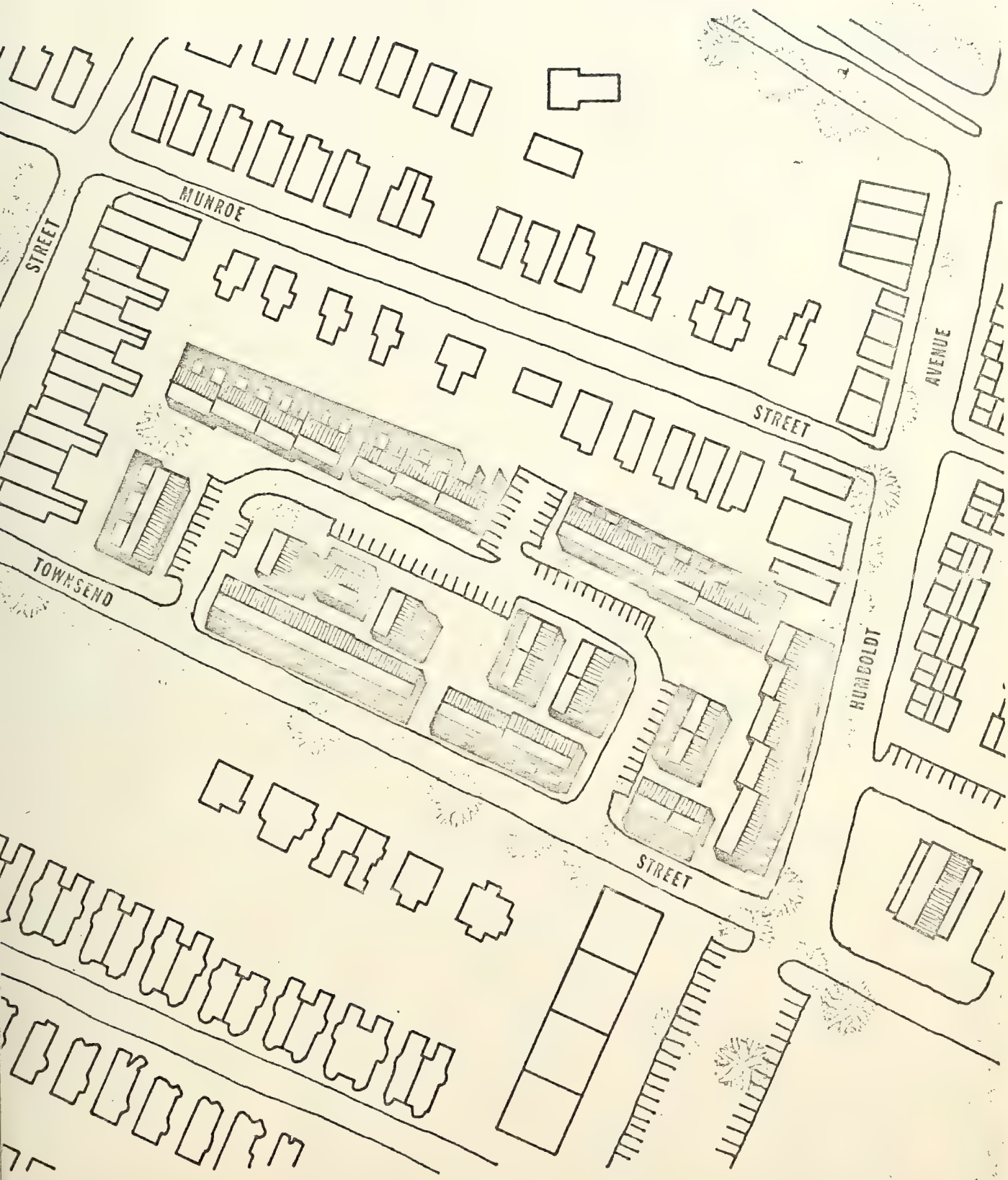
HOUSING DATA FOR:
MARKSDALE I

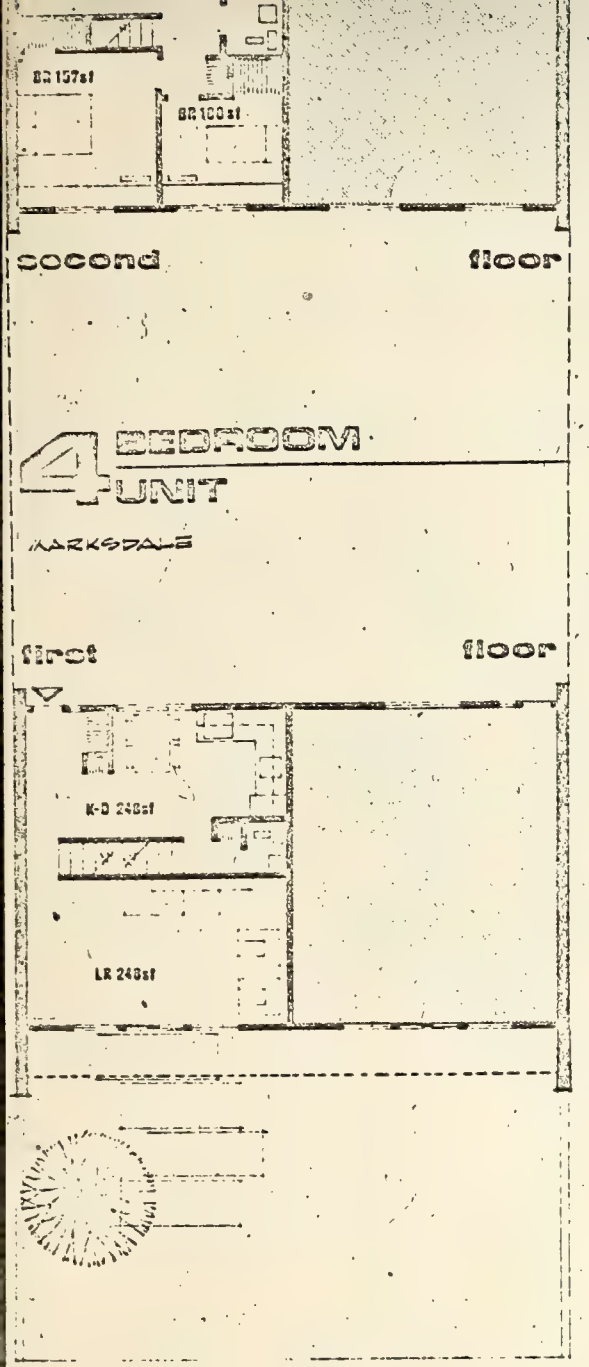
SPONSOR:
ST. MARK CONGREGATIONAL CHURCH

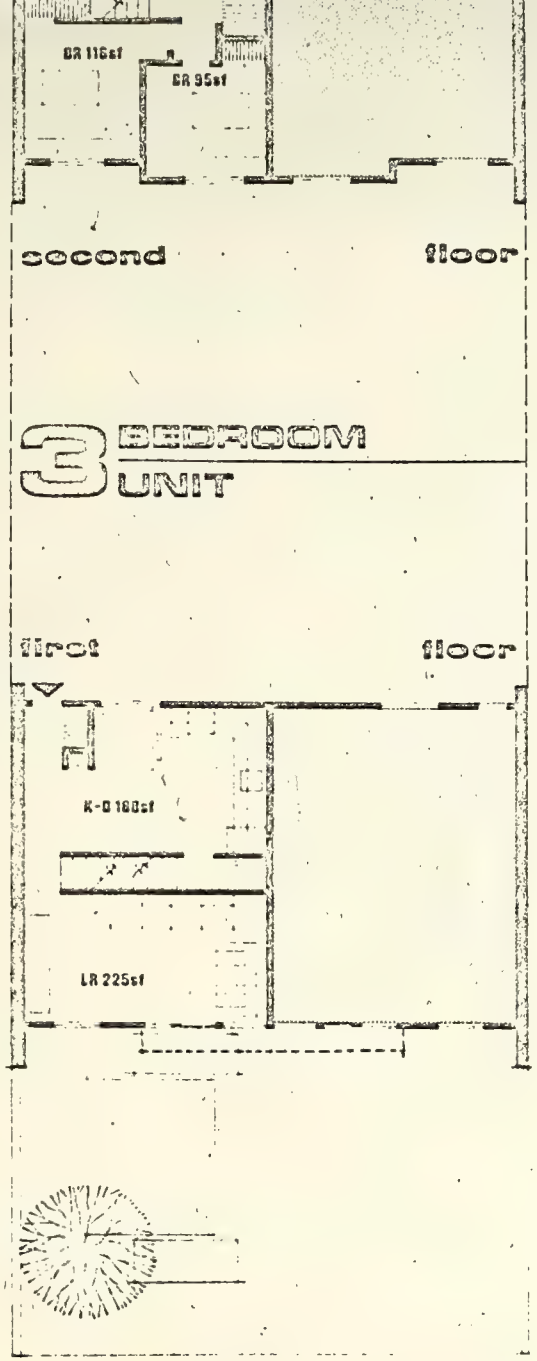
DEVELOPER:
DEVELOPMENT CORPORATION OF AMERICA

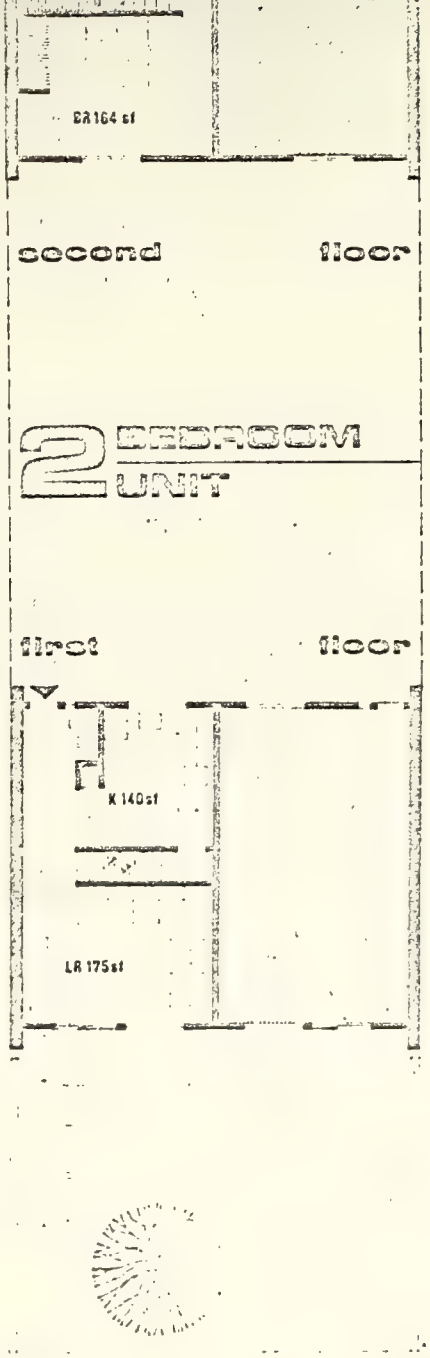
BUILDER:
DEVELOPMENT CORPORATION OF AMERICA

ARCHITECT:
ASSOCIATED ARCHITECT AND ENGINEER


MUNROE
STREET
STREET
AVENUE
TOWNSEND
HUMBOLDT
STREET


BR 157sf
BR 100sf
second floor
4 BEDROOM UNIT
MARKSDALE
first floor
K-D 240sf
LR 240sf


BR 116sf
BR 95sf
second floor
3 BEDROOM UNIT
first floor
K-D 180sf
LR 225sf


BR 164 sf
second floor
2 BEDROOM UNIT
first floor
K 140sf
LR 175sf

LOCATION.....WASHINGTON PARK

OCCUPIED.....MAY, 1965

TOTAL NUMBER OF UNITS.....84

DISTRIBUTION OF UNITS.....

44 Two Bedroom Units - @$88/Month - 1068 Sq. Ft.
28 Three Bedroom Units - @$98/Month - 1366 Sq. Ft.
12 Four Bedroom Units - @$108/Month - 1580 Sq. Ft.

TOTAL DEVELOPMENT COST.....$1,107,400

AVERAGE UNIT MORTGAGE.....$13,150

TOTAL CONSTRUCTION COST.....$987,250

TOTAL BUILDING AREA.....82,373 Sq. Ft.

AVERAGE AREA COST.....$12.00/Sq. Ft.

TOTAL SITE AREA.....190,054 Sq. Ft.

DENSITY UNITS/ACRE.....19

FLOOR AREA RATIO.....0.43

6

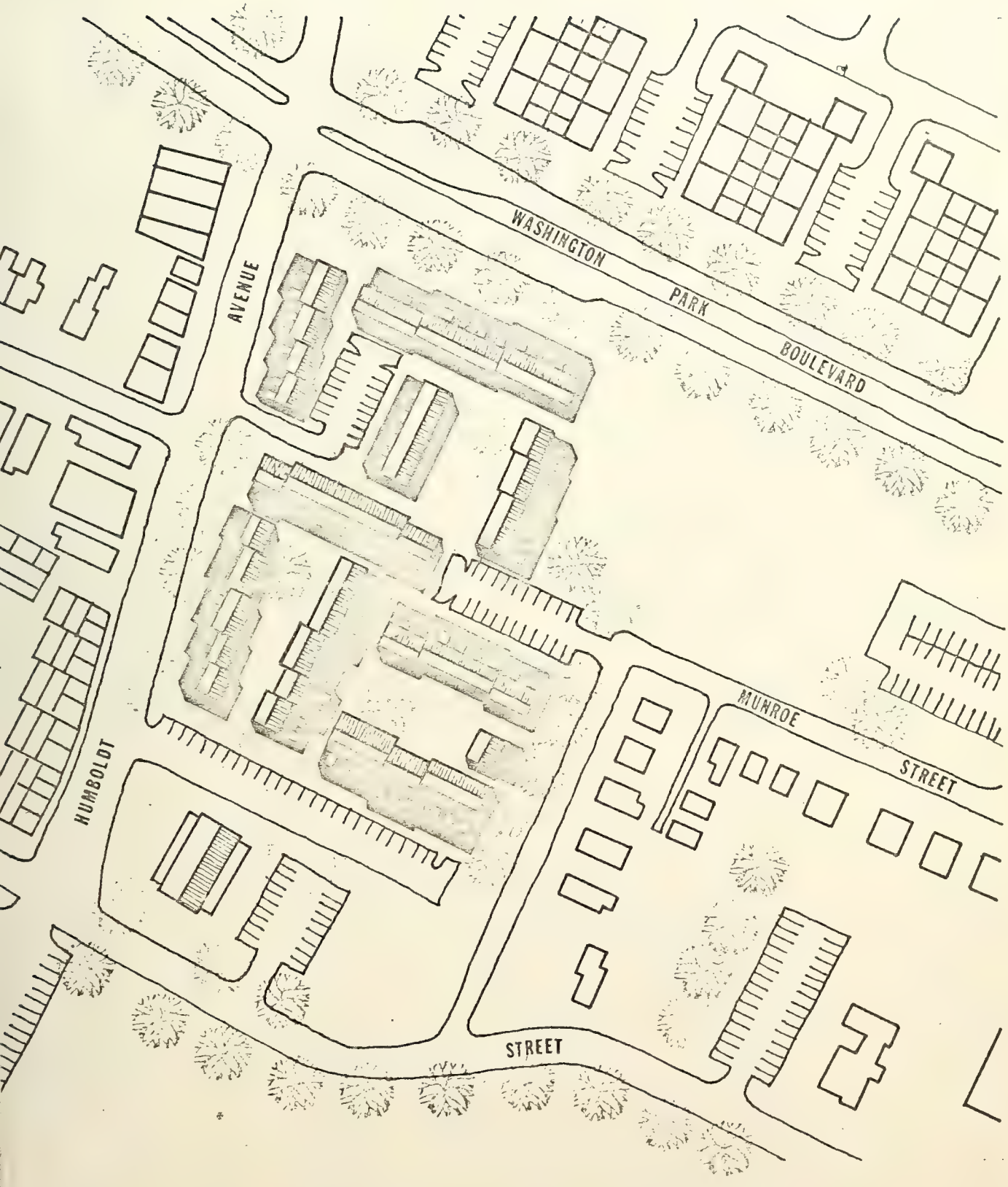
HOUSING DATA FOR:
MARKSDALE II

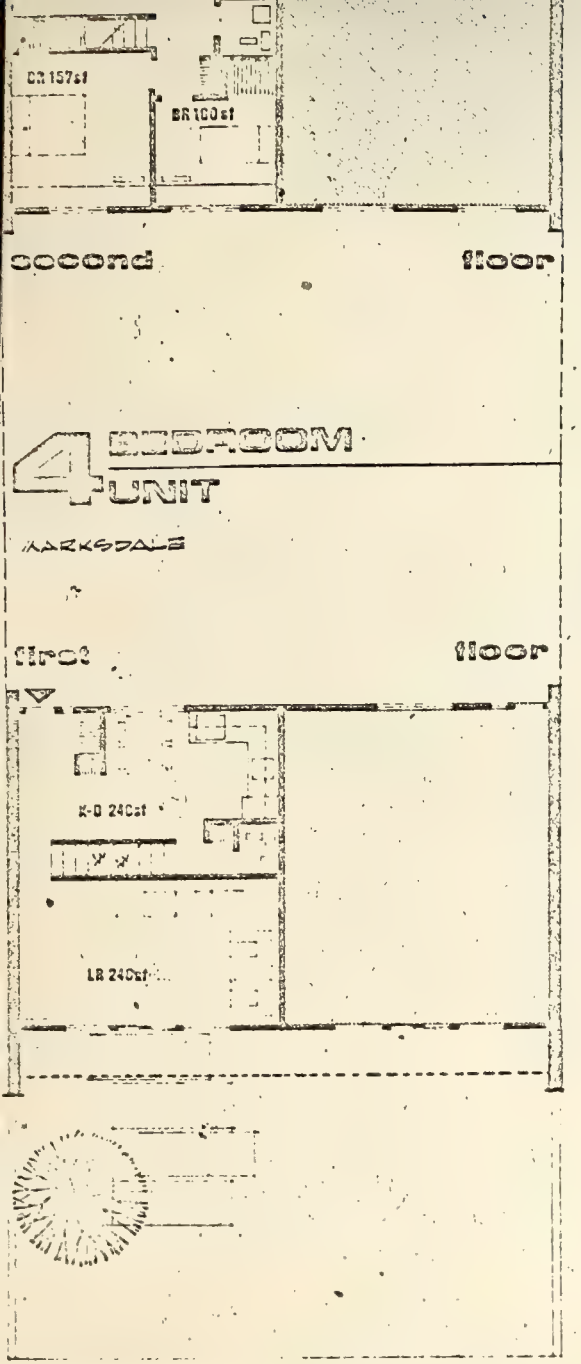
SPONSOR:
SIANT MARK CONGREGATIONAL CHURCH

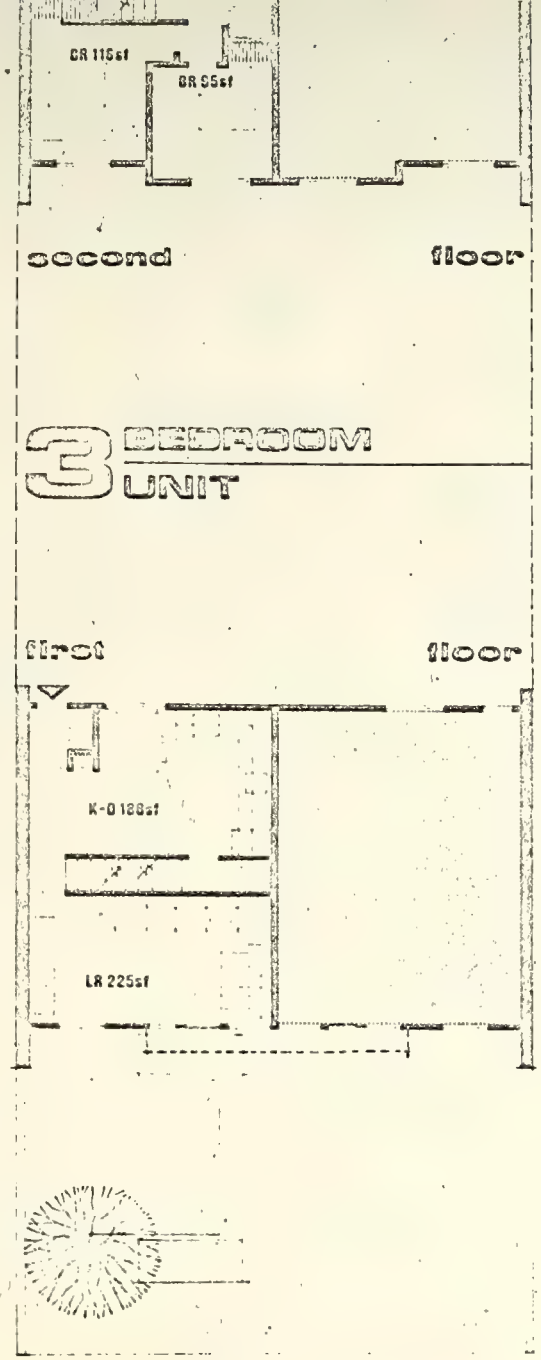
DEVELOPER:
DEVELOPMENT CORPORATION OF AMERICA

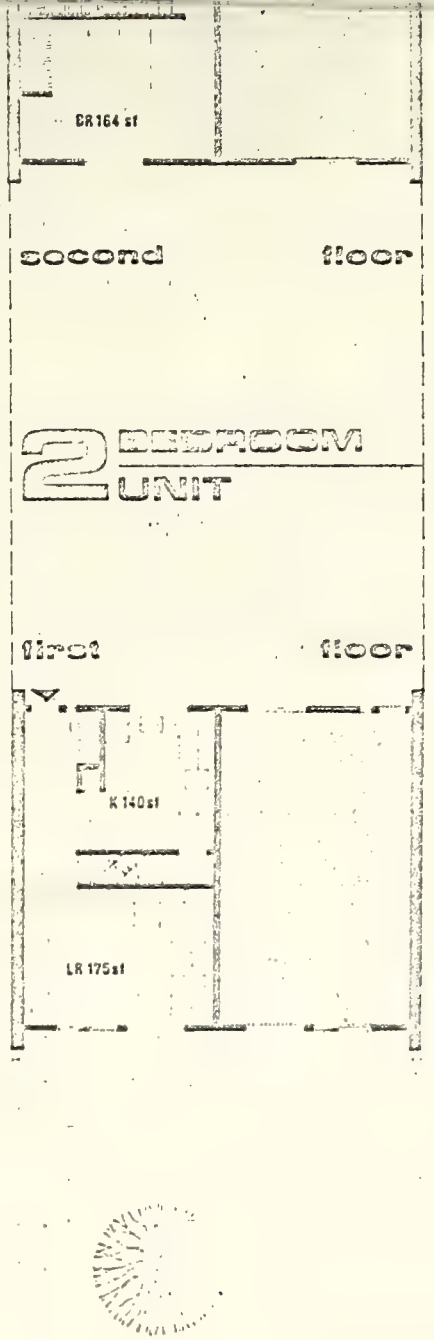
BUILDER:
DEVELOPMENT CORPORATION OF AMERICA

ARCHITECT:
ASSOCIATED ARCHITECT AND ENGINEER


WASHINGTON
PARK
BOULEVARD
AVENUE
HUMBOLDT
MUNROE
STREET
STREET


BR 157sf
BR 100sf
second floor
4 BEDROOM UNIT
MARKSDALE
first floor
K-D 240sf
LR 240sf


BR 115sf
BR 95sf
second floor
3 BEDROOM UNIT
first floor
K-D 188sf
LR 225sf


BR 164 sf
second floor
2 BEDROOM UNIT
first floor
K 140sf
LR 175sf

LOCATION.....WASHINGTON PARK

OCCUPIED.....OCTOBER, 1964

TOTAL NUMBER OF UNITS.....92

DISTRIBUTION OF UNITS .....

24 Two Bedroom Units - @$88/Month - 1120 Sq. Ft.
44 Three Bedroom Units - @$98/Month - 1350 Sq. Ft.
24 Four Bedroom Units - @$109/Month - 1568 Sq. Ft.

TOTAL DEVELOPMENT COST.....$1,285,300

AVERAGE UNIT MORTGAGE.....$14,000

TOTAL CONSTRUCTION COST.....$1,130,515

TOTAL BUILDING AREA.....102,426 Sq. Ft.

AVERAGE AREA COST.....$11.00/Sq Ft.

TOTAL SITE AREA.....215,273 Sq. Ft.

DENSITY UNITS/ACRE.....19

FLOOR AREA RATIO.....0.48

7

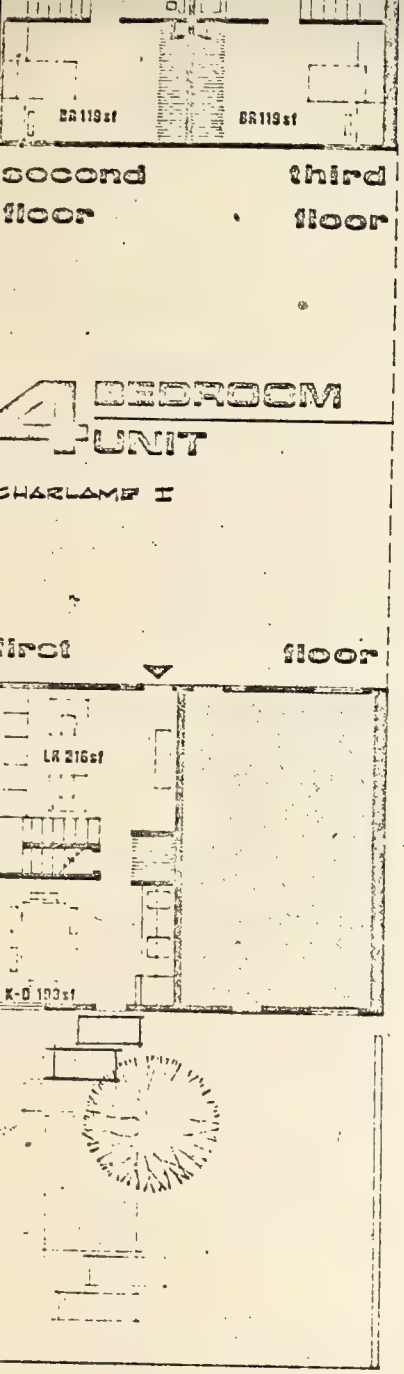
HOUSING DATA FOR:
CHARLAME I

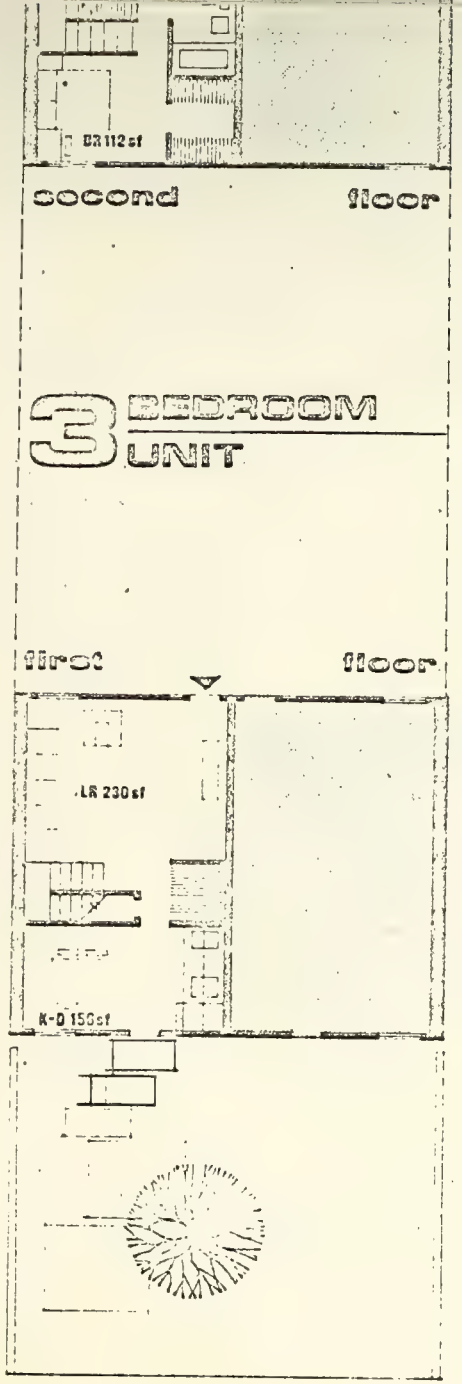
SPONSOR:
CHARLES ST. A.M.E. BETHEL CHURCH

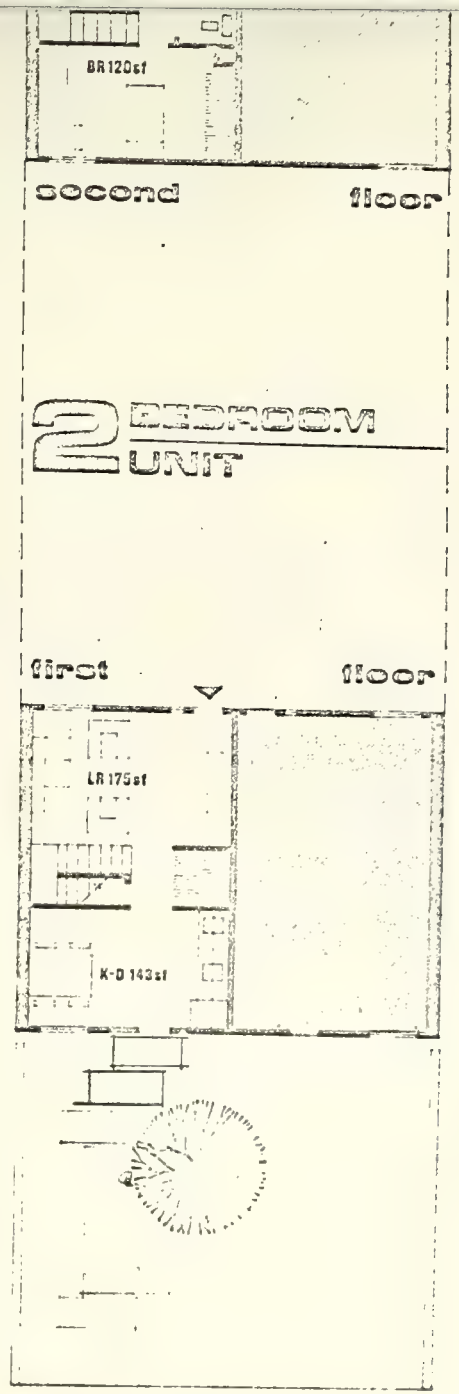
DEVELOPER:
CHARLAME PARK HOMES INC.

BUILDER:
GARNER CONSTRUCTION INC.

ARCHITECT:
BEDAR AND ALPERS


BR 119 sf
BR 119 sf
second floor
third floor
4 BEDROOM UNIT
CHARLAMP I
first floor
LR 216 sf
K-D 193 sf


BR 112 sf
second floor
3 BEDROOM UNIT
first floor
LR 230 sf
K-D 150 sf


BR 120 sf
second floor
2 BEDROOM UNIT
first floor
LR 175 sf
K-D 143 sf

LOCATION.....WASHINGTON PARK

OCCUPIED.....MAY, 1967

TOTAL NUMBER OF UNITS.....38

DISTRIBUTION OF UNITS.....
8 Two Bedroom Units - 976 Sq. Ft. $150/MO
12 Three Bedroom Units - 1455 Sq. Ft. $165/MO
18 Four Bedroom Units - 1698 Sq. Ft. $175/MO

TOTAL DEVELOPMENT COST.....$612,600

AVERAGE UNIT MORTGAGE.....$16,000

TOTAL CONSTRUCTION COST.....$535,000

TOTAL BUILDING AREA.....45.000 Sq. Ft.

AVERAGE AREA COST.....$11-90/Sq. Ft.

TOTAL SITE AREA.....102,852 Sq. Ft.

DENSITY UNITS/ACRE.....16

FLOOR AREA RATIO.....0.65

8

Mr Michaelson
GA 7-1594

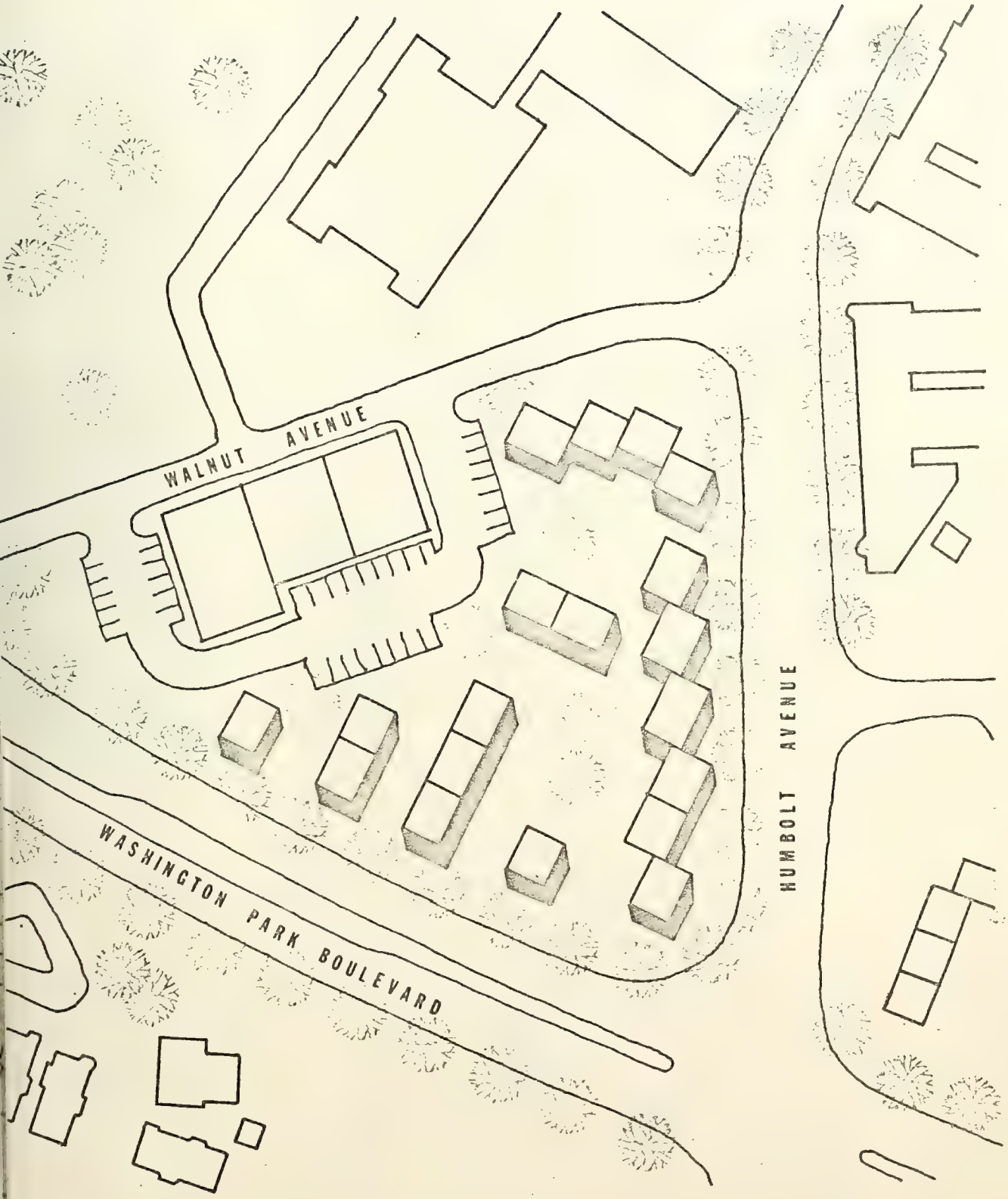
HOUSING DATA FOR:
CHARLAME II

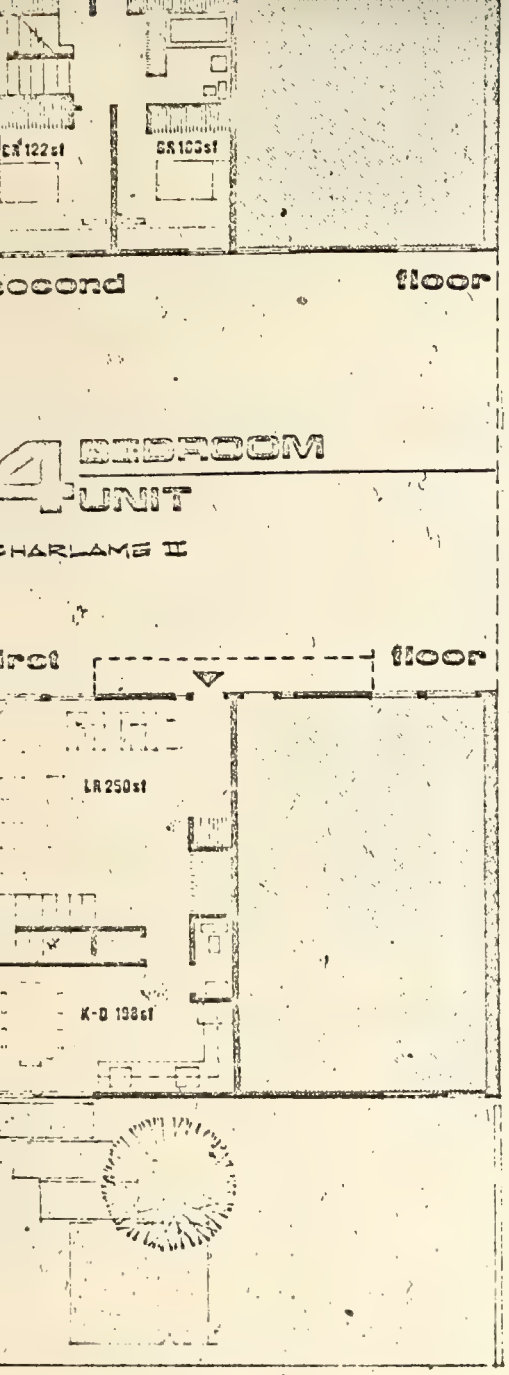
SPONSOR:
CHARLES ST. A.M.E. BETHEL CHURCH

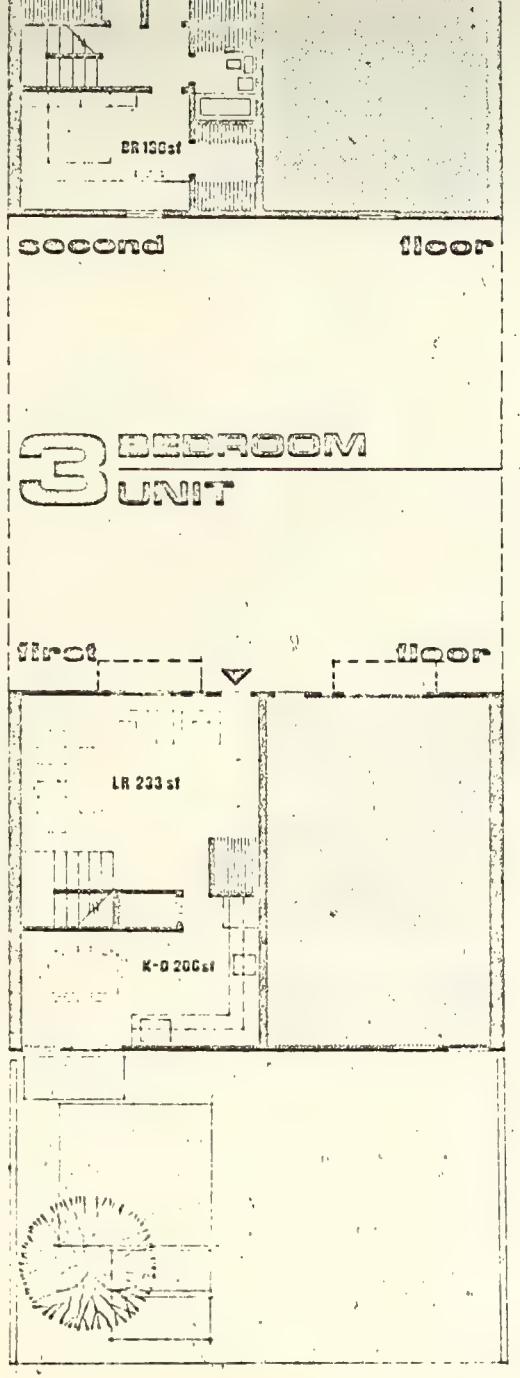
DEVELOPER:
CHARLAME PARK HOMES INC.

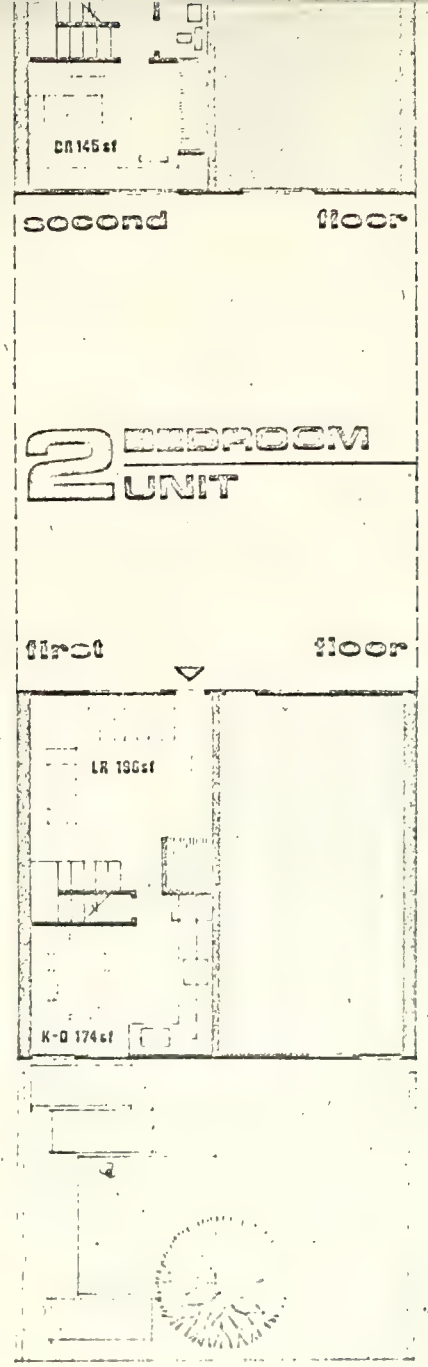
BUILDER:
KAY LOCKE INC; GARDNER CONSTRUCTION INC.

ARCHITECT:
BEDAR AND ALPERS


WALNUT AVENUE
HUMBOLT AVENUE
WASHINGTON PARK BOULEVARD


BR 122 sf
BR 103 sf
second floor
4 BEDROOM UNIT
CHARLAMS II
first floor
LR 250 sf
K-D 198 sf


BR 130 sf
second floor
3 BEDROOM UNIT
first floor
LR 233 sf
K-D 200 sf


BR 145 sf
second floor
2 BEDROOM UNIT
first floor
LR 190 sf
K-D 174 sf

LOCATION.....SOUTH END

OCCUPIED.....APRIL, 1967

TOTAL NUMBER OF UNITS.....500

DISTRIBUTION OF UNITS.....

144 One Bedroom Units	- @$88/Month	-	550 Sq. Ft.
159 Two Bedroom Units	- @$97/Month	-	875 Sq. Ft.
132 Three Bedroom Units	- @$107/Month	-	965 Sq. Ft.
65 Four Bedroom Units	- @$117/Month	-	1110 Sq. Ft.

TOTAL EQUIPMENT COST.....$9,700,000

AVERAGE UNIT MORTGAGE.....$17,200

TOTAL CONSTRUCTION COST.....$7,706,059

TOTAL BUILDING AREA.....507,936 Sq. Ft.

AVERAGE AREA COST.....$14.70/Sq. Ft.

TOTAL SITE AREA.....379,829 Sq. Ft.

DENSITY UNITS/ACRE.....57

FLOOR AREA RATIO.....1.34

9

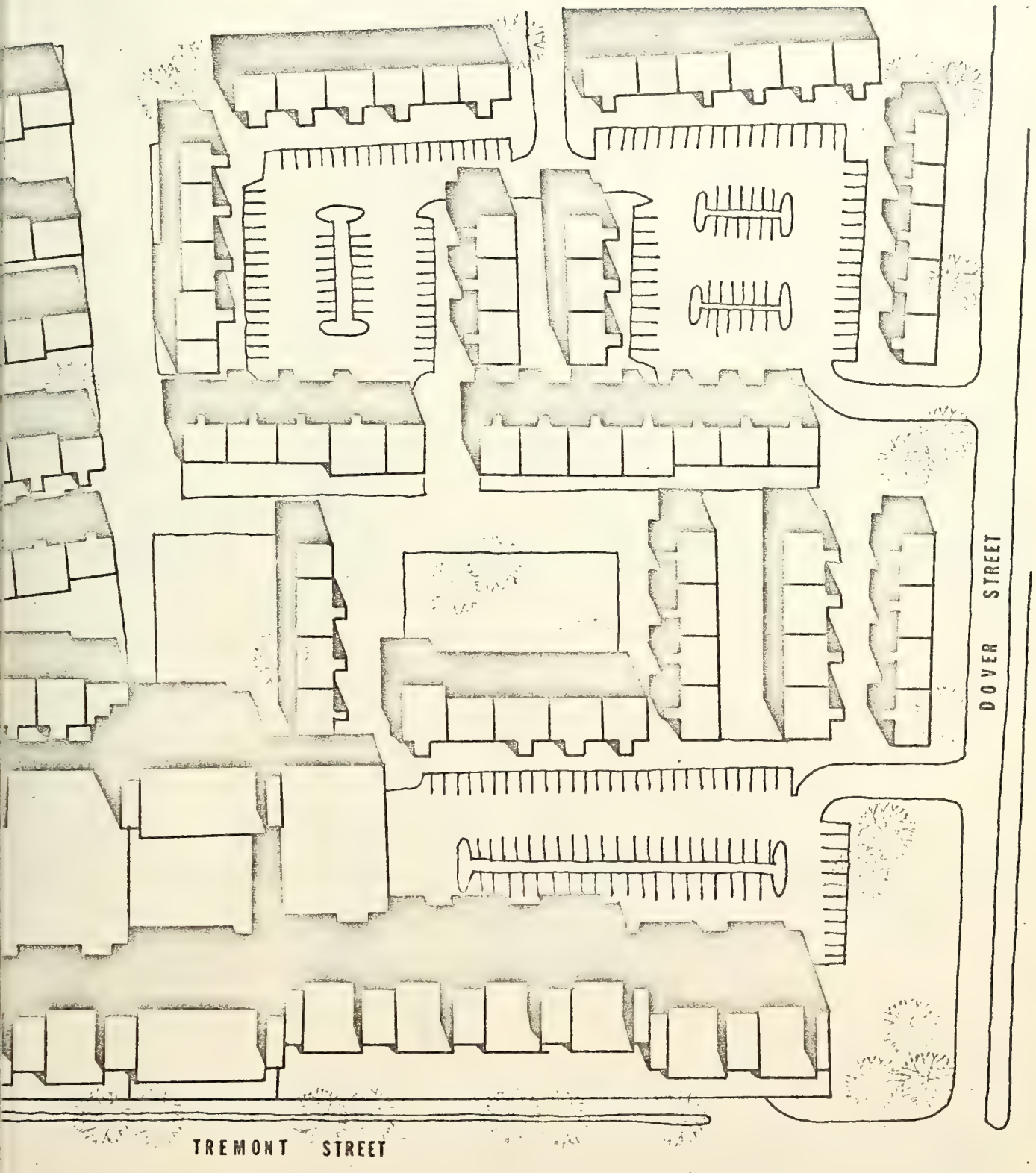
HOUSING DATA FOR:
CASTLE SQUARE

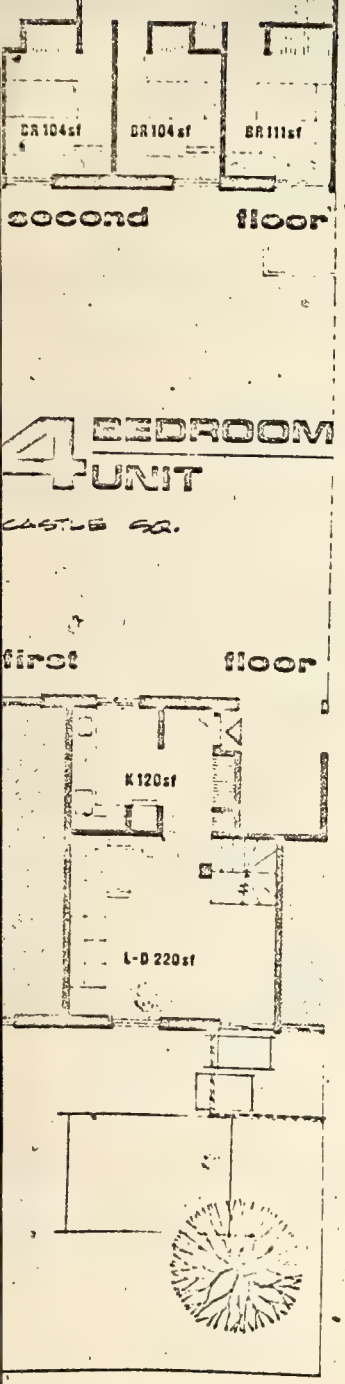
SPONSOR:
JOHN DRUKER AND SON

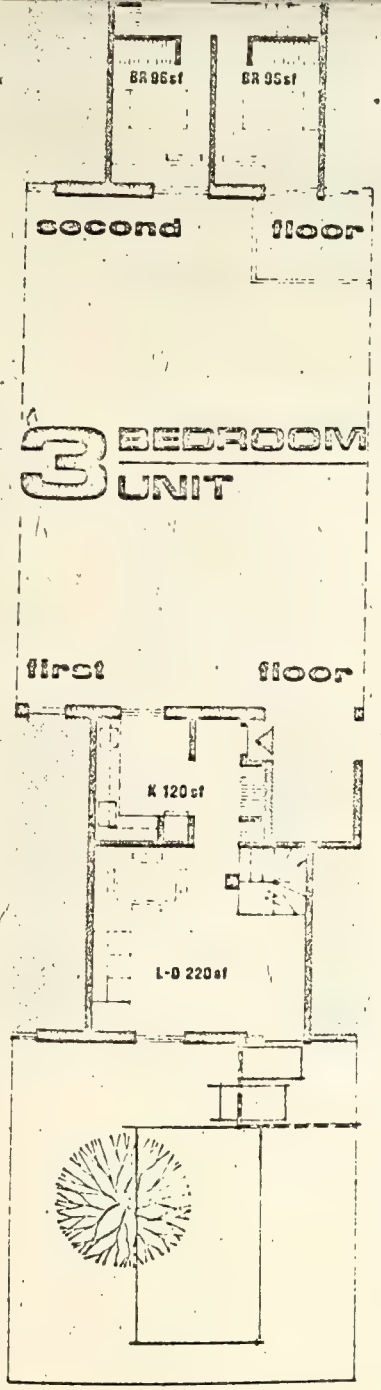
DEVELOPER:
CITY REDEVELOPMENT CORPORATION

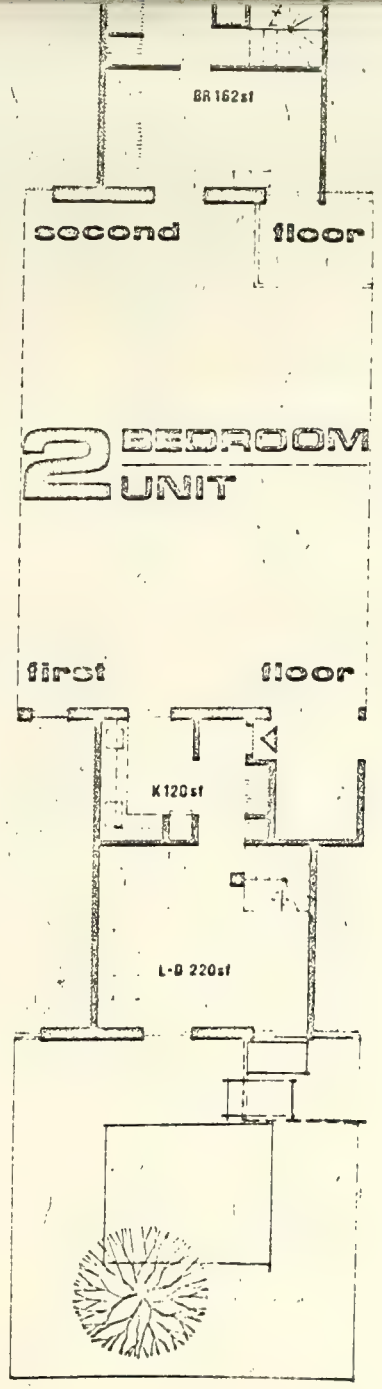
BUILDER:
BEACON CONSTRUCTION COMPANY

ARCHITECT:
SAMUEL GLASER AND ASSOCIATES


DOVER STREET
TREMONT STREET


BR 104sf
BR 104sf
BR 111sf
second floor
4 BEDROOM UNIT
CASTLE SQ.
first floor
K 120sf
L-D 220sf


BR 95sf
BR 95sf
second floor
3 BEDROOM UNIT
first floor
K 120sf
L-D 220sf


BR 162sf
second floor
2 BEDROOM UNIT
first floor
K 120sf
L-D 220sf

LOCATION.....WASHINGTON PARK

OCCUPIED.....1968

TOTAL NUMBER OF UNITS.....228

DISTRIBUTION OF UNITS.....

22 Efficiency Units - @$80/85/Month -
14 One Bedroom Units - @$100/Month -
180 Three Bedroom Units - @$135/142/147/Month - 1178 Sq. Ft.
12 Four Bedroom Units - @$155/Month - 1426 Sq. Ft.

TOTAL DEVELOPMENT COST.....$3,781,306 (est.)

AVERAGE UNIT MORTGAGE.....$16,000 (est.)

TOTAL CONSTRUCTION COST....$3,182,940 (est.)

TOTAL BUILDING AREA.....259,612 Sq. Ft.

AVERAGE AREA COST.....$12.30/Sq. Ft. (est.)

TOTAL SITE AREA.....12.31 Acres

DENSITY UNITS/ACRE.....19

FLOOR AREA RATIO.....0.48

10

HOUSING DATA FOR:
WARREN GARDENS

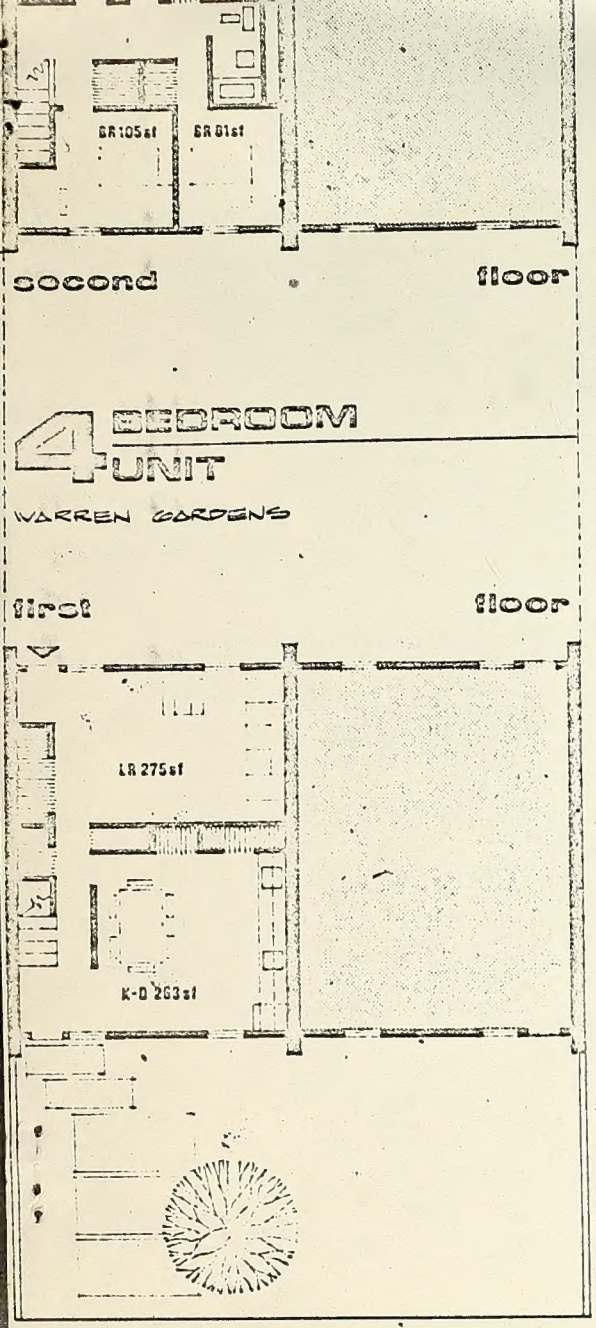
SPONSOR:
BEACON REDEVELOPMENT CORPORATION

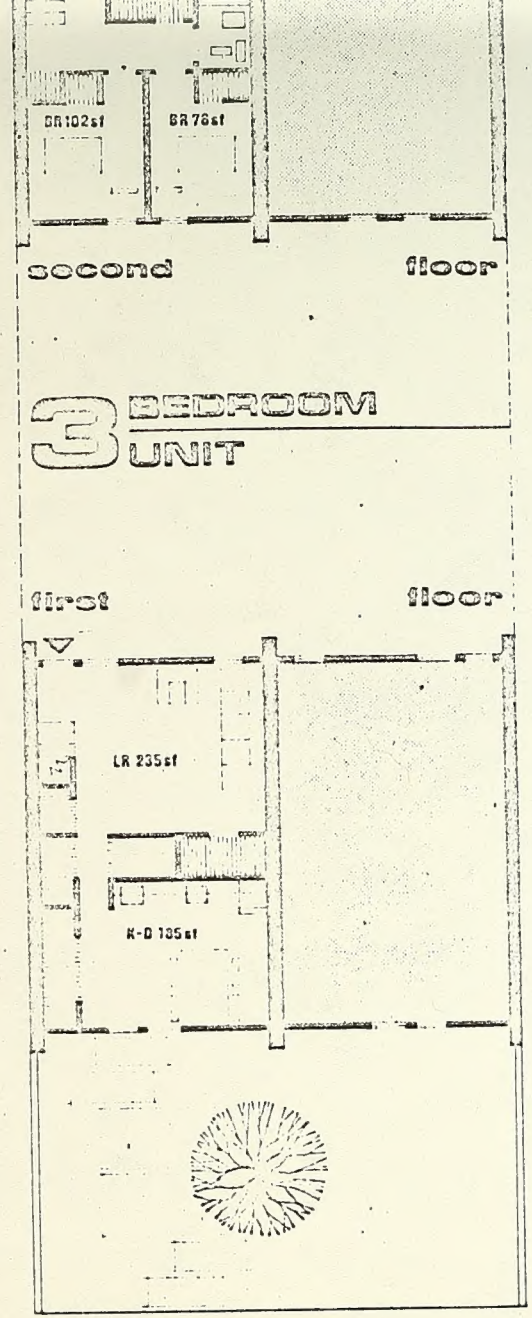
DEVELOPER:
WARREN GARDENS, INC.

BUILDER:
BEACON CONSTRUCTION COMPANY

ARCHITECT:
HUGH STUBBINS AND ASSOCIATES

DALE STREET
ROCKLAND STREET
WALNUT AVENUE


BR 105sf
BR 81sf
second
floor
4 BEDROOM UNIT
WARREN GARDENS
first
floor
LR 275sf
K-D 263sf


BR 102sf
BR 78sf
second
floor
3 BEDROOM UNIT
first
floor
LR 235sf
K-D 135sf

ACCOPRESS®

25070	YELLOW
25071	BLACK
25072	LIGHT BLUE
25073	DARK BLUE
25074	LIGHT GRAY
25075	LIGHT GREEN
25076	DARK GREEN
25077	TANGERINE
25078	RED
25079	EXECUTIVE RED

ACCO INTERNATIONAL INC
CHICAGO, ILLINOIS 60619